

BILL NO. R-96-11 - 08

CONFIRMING RESOLUTION NO. R-73-96

**A CONFIRMING RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-1.1-12.1  
for property commonly known as 1511 Wabash Avenue,  
Fort Wayne, Indiana 46803 (Wayne Metal Protection  
Company) AMENDED**

**WHEREAS**, Common Council has previously designated and declared by Confirming Resolution No. R-81-95 the following described property as an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended and I.C. 6-1.1-12.1, to wit:

**Attached hereto as "Exhibit A" as if a part herein; and**

**WHEREAS**, said project will create three full-time, permanent jobs for a total additional annual payroll of \$62,400, with the average new annual job salary being \$20,800 and retain 36 full-time, permanent jobs for a current annual payroll of \$1,434,665, with the average current annual job salary being \$38,775; and

**WHEREAS**, the total estimated project cost is \$530,000; and

**WHEREAS**, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution; and

**WHEREAS**, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

1           **WHEREAS**, if said Resolution involves an area that has already been designated an  
2 allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has  
3 adopted a Resolution approving the designation.

4           **NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF**  
5 **THE CITY OF FORT WAYNE, INDIANA:**

6           **SECTION 1.** That, the Resolution previously designating the above described property  
7 as an "Economic Revitalization Area" is confirmed in all respects.

8           **SECTION 2.** That, the hereinabove described property is hereby declared an  
9 "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the  
10 effective date of this Resolution and shall terminate on March 1, 1998.

11           **SECTION 3.** That, said designation of the hereinabove described property as an  
12 "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate  
13 and personal property for new manufacturing equipment.

14           **SECTION 4.** That, the estimate of the number of individuals that will be employed or  
15 whose employment will be retained and the estimate of the annual salaries of those individuals  
16 and the estimate of redevelopment or rehabilitation and estimate of the value of the new  
17 manufacturing equipment, all contained in Petitioner's Statement of Benefits are reasonable  
18 and are benefits that can be reasonably expected to result from the proposed described  
19 installation of the new manufacturing equipment.

20           **SECTION 5.** The current year approximate tax rates for taxing units within the City  
21 would be:

22           (a) If the proposed development does not occur, the approximate current year tax rates  
23 for this site would be \$8.8982/\$100.  
24  
25  
26  
27  
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1 (b) If the proposed development does occur and no deduction is granted, the  
2 approximate current year tax rate for the site would be \$8.8982/\$100 (the change  
3 would be negligible).

4 (c) If the proposed development occurs, and a deduction percentage of fifty percent  
5 (50%) is assumed, the approximate current year tax rate for the site would be  
6 \$8.8982/\$100 (the change would be negligible).

7 (d) If the proposed new manufacturing equipment is not installed, the approximate  
8 current year tax rates for this site would be \$8.8982/\$100.

9 (e) If the proposed new manufacturing equipment is installed and no deduction is  
10 granted, the approximate current year tax rate for the site would be \$8.8982/\$100  
11 (the change would be negligible).

12 (f) If the proposed new manufacturing equipment is installed and a deduction  
13 percentage of eighty percent (80%) is assumed, the approximate current year tax  
14 rate for the site would be \$8.8982/\$100 (the change would be negligible).

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17 **SECTION 6.** Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction  
18 from the assessed value of the real property shall be for a period of ten years, and that the  
19 deduction from the assessed value of the new manufacturing equipment shall be for a period of  
20 five years.

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22 **SECTION 7.** The benefits described in the Petitioner's Statement of Benefits can be  
23 reasonably expected to result from the project and are sufficient to justify the applicable  
24 deductions.

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26 **SECTION 8.** For new manufacturing equipment, a deduction application must contain  
27 a performance report showing the extent to which there has been compliance with the  
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1 Statement of Benefits form approved by the Fort Wayne Common Council at the time of  
2 filing. This report must be submitted to the Allen County Auditor's Office, and the City of  
3 Fort Wayne's Department of Economic Development and must be included with the deduction  
4 application. For subsequent years, the performance report must be updated and submitted  
5 along with the deduction application at the time of filing.

6 **SECTION 9.** For real property, a deduction application must contain a performance  
7 report showing the extent to which there has been compliance with the Statement of Benefits  
8 form approved by the Fort Wayne Common Council at the time of filing. This report must be  
9 submitted to the Allen County Auditor's Office and the City of Fort Wayne's Department of  
10 Economic Development and must be included in the deduction application. For subsequent  
11 years, the performance report must be updated within sixty days after the end of each year in  
12 which the deduction is applicable.  
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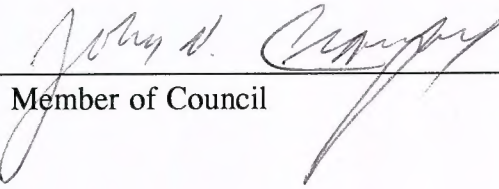
14 **SECTION 10.** The performance report must contain the following information:  
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- 16 A. The cost and description of real property improvements and/or new  
17 manufacturing equipment acquired.  
18 B. The number of employees hired through the end of the preceding calendar year as a  
19 result of the deduction.  
20 C. The total salaries of the employees hired through the end of the preceding calendar  
21 year as a result of the deduction.  
22 D. The total number of employees employed at the facility receiving the deduction.  
23 E. The total assessed value of the real and/or personal property deductions.  
24 F. The tax savings resulting from the real and/or personal property being abated.


25 **SECTION 11.** That, this Resolution shall be in full force and effect from and after its  
26 passage and any and all necessary approval by the Mayor.  
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Member of Council

APPROVED AS TO FORM A LEGALITY

  
J. Timothy McCaulay, City Attorney

## CERTIFICATE OF SURVEY

EXHIBIT A

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA

REGISTERED LAND SURVEYOR No. 9921 INDIANA

FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Lots Numbered 40, 41, 42, except the North 18 feet thereof, 43 and 44 in White's Second Addition to the City of Fort Wayne according to the Plat thereof recorded in Deed Record 55, page 508 in the office of the Recorder of Allen County, Indiana, together with the East half of the vacated alley adjoining Lots 42, except the North 18 feet thereof, 43 and 44 in White's Second Addition and that portion of vacated McDonald Street adjoining the above described lots and vacated portion of the alley and street above described on the south, all of which vacations were made under Declaratory Resolution No. 627 and shown on plat thereof recorded in Plat Book 13, page 124, in the Office of the Recorder of Allen County.

Also: A vacated alley described as follows: Commencing at a point 18 feet south of the northeast corner of Lot Number 42 in White's Second Addition to the City of Fort Wayne according to the plat thereof recorded in Deed Record 55, page 508 in the Office of the Recorder of Allen County, Indiana; thence North 18 feet to the northeast corner thereof; thence west along lot line of said Lot Number 42, a distance of 133 feet to the northwest corner thereof; thence south a distance of 18 feet; thence east along a line parallel to the north lot line of said lot 42 to the place of beginning.

Also: Lot 91, except the North 20 feet thereof appropriated for alley purposes under Declaratory Resolution No. 627; and Lots 92 and 93 in Winch's First, Second and Third Addition as amended according to the plat thereof recorded in Plat Book 2, page 33, in the office of the Recorder of Allen County, Indiana, together with the West half of the vacated alley adjoining the above described real estate on the East and that part of vacated McDonald Street adjoining the above described lots and vacated alley on the South.

Also: Lots 38 and 39 in White's Second Addition to the City of Fort Wayne according to the plat thereof recorded in Deed Record 55, page 508 in the office of the Recorder of Allen County, Indiana.



Read the first time in full and on motion by Crawford,  
and duly adopted, read the second time by title and referred to the  
Committee on Finance (and the City Plan Commission  
for recommendation) and Public Hearing to be held after due legal notice, at  
the Common Council Council Conference Room 128, City-County Building, Fort  
Wayne,, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock  
\_\_\_\_\_, M., E.S.T.

DATED: 11-12-96

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Crawford,  
and duly adopted, placed on its passage. PASSED LOST  
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT:
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 11-26-96

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) 73-96  
(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-96-11-08  
on the 26th day of November, 1996

ATTEST:

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)  
DD Schmitt  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on  
the 27th day of November, 1996,  
at the hour of 3:00 o'clock P, M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 2nd day of December,  
1996, at the hour of 3:45 o'clock P, M., E.S.T.

PAUL HETMKE  
PAUL HETMKE, MAYOR



**STATEMENT OF BENEFITS**

State Form 27167 (R5 / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

**CITY OF FT WAYNE****FORM  
SB - 1**

OCT 25 1996

**INSTRUCTIONS:**

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

DEPT. OF ECON. DEVL.

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer <b>Wayne Metal Protection Co., Inc.</b>	
Address of taxpayer (street and number, city, state and ZIP code) <b>1511 Wabash Avenue Fort Wayne, Indiana 46803</b>	
Name of contact person <b>Daniel P. Clemens</b>	Telephone number <b>(219) 426-8008</b>

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body <b>FORT WAYNE COMMON COUNCIL</b>		Resolution number <b>R - 81-95</b>	
Location of property <b>1511 Wabash Avenue</b>	County <b>Allen</b>	Taxing district <b>Ft. Wayne-Wayne</b>	
Description of real property improvements and / or new manufacturing equipment (use additional sheets if necessary) <b>Addition of a 1800 sq. ft. building utilities: Electric, lights, heating, steam and water. Automatic zinc plating machining and waste treatment control equipment</b>		ESTIMATED	
		Start Date	Completion Date
		Real Estate <b>12-95</b>	<b>11-30-97</b>
New Mfg Equipment <b>12-95</b>		<b>11-30-97</b>	

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number <b>37</b>	Salaries <b>1,434,665</b>	Number retained <b>37</b>	Salaries <b>1,434,665</b>	Number additional <b>3</b>	Salaries <b>62,400</b>

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	<b>394,862</b>	<b>71,600</b>	<b>1,388,147</b>	<b>153,360</b>
Plus estimated values of proposed project	<b>100,000</b>	<b>33,333</b>	<b>430,000</b>	<b>43,000</b>
Less values of any property being replaced				
Net estimated values upon completion of project	<b>494,862</b>	<b>104,933</b>	<b>1,818,147</b>	<b>196,360</b>

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits:	

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative <b>Daniel P. Clemens</b>	Title <b>PRES.</b>	Date signed (month, day, year) <b>10-20-1996</b>



# FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed 2 calendar years \* (see below). The date this designation expires is March 1, 1998.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements;
2. Installation of new manufacturing equipment;
3. Residentially distressed areas

☒ Yes ☐ No

☒ Yes ☐ No

☐ Yes ☒ No

C. The amount of deduction applicable for new manufacturing equipment is limited to \$ unlimited cost with an assessed value of \$                     .

D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ unlimited cost with an assessed value of \$                     .

E. Other limitations or conditions (specify) NA

F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:

☒ 5 years ☐ 10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <u>DD Schmier President</u>	Telephone number <u>(219) 427-1208</u>	Date signed (month, day, year) <u>11-26-96</u>
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Attested by: <u>Richard E. Kennedy City Clerk</u>	Designated body <u>Common Council</u>
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\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%





## MEMORANDUM

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TO: Common Council Members

FROM: Staci Walter  
Economic Development Specialist, Department of Economic Development

DATE: November 6, 1996

SUBJECT: Amended Real and Personal Property Tax Abatement Application dated October 25, 1996 for Wayne Metal Protection Company, Inc.  
Address: 1511 Wabash Avenue, Fort Wayne, Indiana 46803

### Background

#### **Description of Product or Service Provided by Company:**

Industrial processing company that performs electro plating and applies a metal finish (protective surface against corrosion and wear) onto customer parts.

#### **Description of Project:**

Building expansion of 1,800 square feet to existing facility and the purchase of new equipment.

Total Project Cost:	\$530,000	Number of Full Time Jobs Created:	3
Councilmanic District:	1	Number of Part Time Jobs Created:	0
Existing Zoning of Site:	M-2	Average Annual Wage of Jobs Created:	\$20,800
		Number of Full Time Jobs Retained:	36
		Number of Part Time Jobs Retained:	1
		Average Annual Wage of Jobs Retained:	\$38,775

#### **Project is Located Within a:**

Designated Downtown Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Redevelopment Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Urban Enterprise Area:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Platted Industrial Park:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

#### **Effect of Passage of Tax Abatement**

The company will create three new jobs and retain 37 existing jobs. Tax savings will be used to assist making payments on the cost of and financing of new equipment and building.

#### **Effect of Non-Passage of Tax Abatement**

Loss of three existing jobs and tax revenue.



### **Staff Recommendation**

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation period will terminate on March 1, 1998.
3. The period of deduction for real property improvements for ten years
4. The period of deduction for personal property improvements for five years.

Signed: Staci Walter  
Economic Development Specialist

Signed: Ansha Sena  
Sr. Economic Development Specialist

Comments:

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE This resolution is to amend Resolution number 81-95 to extend the designation period to March 1, 1998 For Wayne Metal Protection. The original designation was for real and personal property improvements in the amount of \$530,000. They will add an additional 1,800 square foot facility and new manufacturing equipment.

EFFECT OF PASSAGE Creation of three new jobs and the retention of 37 existing jobs. Tax savings will be used to assist making payments on the cost of financing of new equipment and building.

EFFECT OF NON-PASSAGE Loss of three additional jobs and tax revenue.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) No public expenditures involved.

ASSIGNED TO COMMITTEE (PRESIDENT) John Crawford



BILL NO. R-96-11-08

REPORT OF THE COMMITTEE ON  
FINANCE  
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR  
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic  
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as  
1511 Wabash Avenue, Fort Wayne, Indiana 46803 (Wayne Metal Protection  
Company) AMENDED

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*James J. Crawford*

*Robert A. Bender*

*Thomas C. Henry*

*Robert E. Carpio*

*John J. Henry*

*Patricia L. Henry*

DATED:

*11-26-96*

Sandra E. Kennedy  
City Clerk